

# Duchesne County Water Conservancy District Minor Subdivision

Located in the Southwest Quarter of Section 14, T. 2 S., R. 2 W., U. S.B. & M.

Duchesne County, Utah

2015

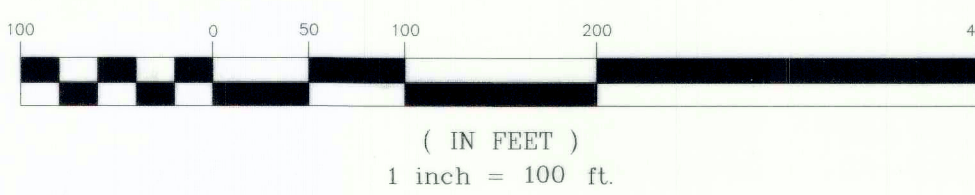
## LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION LOT LINE
- PRIVATE RIGHT OF WAY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- EXISTING DEED LINE
- EXISTING FENCE LINE
- EXISTING ASPHALT ROAD
- FOUND REBAR & CAP AS NOTED
- SET 5/8" REBAR & PLASTIC CAP STAMPED LS 343639
- FOUND SECTION OR QUARTER CORNER AS NOTED
- NOT FOUND SECTION OR QUARTER CORNER AS NOTED

## NOTES

- THE PURPOSE OF THIS SURVEY WAS TO CREATE A MINOR SUBDIVISION AND TO STAKE CERTAIN CORNERS OF THE HEREON DESCRIBED MINOR SUBDIVISION.
- BASIS OF BEARING USED WAS N00°15'41"W BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 14, T. 2 S., R. 2 W., U.S.B. & M.
- THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, T. 2 S., R. 2 W., U.S.B. & M., WERE RE-ESTABLISHED FROM THE DEB KING SURVEY PERFORMED BY JERRY D. ALLRED IN DECEMBER OF 2003. SAID SURVEY PLAT IS ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, PLAT NUMBER 1370.
- THE CENTER WEST 1/16 CORNER IN SECTION 14, T. 2 S., R. 2 W., U.S.B. & M., WAS RE-ESTABLISHED FROM THE WEST VIEW ACRES SUBDIVISION PERFORMED BY JERRY D. ALLRED IN 1982. SAID SUBDIVISION PLAT IS ON FILE AT THE DUCHESNE COUNTY RECORDER'S OFFICE, FILE NO. 228430, BOOK A-97 PAGES 486 - 488.
- THE ACCESS ROAD AND PIPE LINE EASEMENT AS SHOWN HEREON WAS PREPARED SEPARATELY FROM THE MINOR SUBDIVISION PLAT. THE RECORDED EASEMENT CAN BE FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 486571, PAGES 1 - 4.

## GRAPHIC SCALE



## DEED DESCRIPTION

DESCRIPTION FROM A WARRANTY DEED FOUND IN BOOK A-424, PAGE 336 IN THE OFFICE OF THE DUCHESNE COUNTY RECORDER'S OFFICE.

TOWNSHIP 2 SOUTH, RANGE 2 WEST, TENTH SPECIAL MERIDIAN.  
SECTION 14: North one-half Southwest Quarter Southeast Quarter Southwest Quarter; Northwest Quarter Southeast Quarter Southwest Quarter.

EXCEPTING THEREFROM:  
Beginning North 77°54'32" West 3673.86 feet from the Southeast Corner of said Section; thence West 288.71 feet; thence North 288.71 feet; thence East 288.71 feet; thence South 288.71 feet to beginning.

INCLUDING all improvements and appurtenances thereto belonging.  
SUBJECT TO rights-of-way and easements of record and/or enforceable in law and equity.  
EXCEPTING AND RESERVING all gas, oil and other minerals.

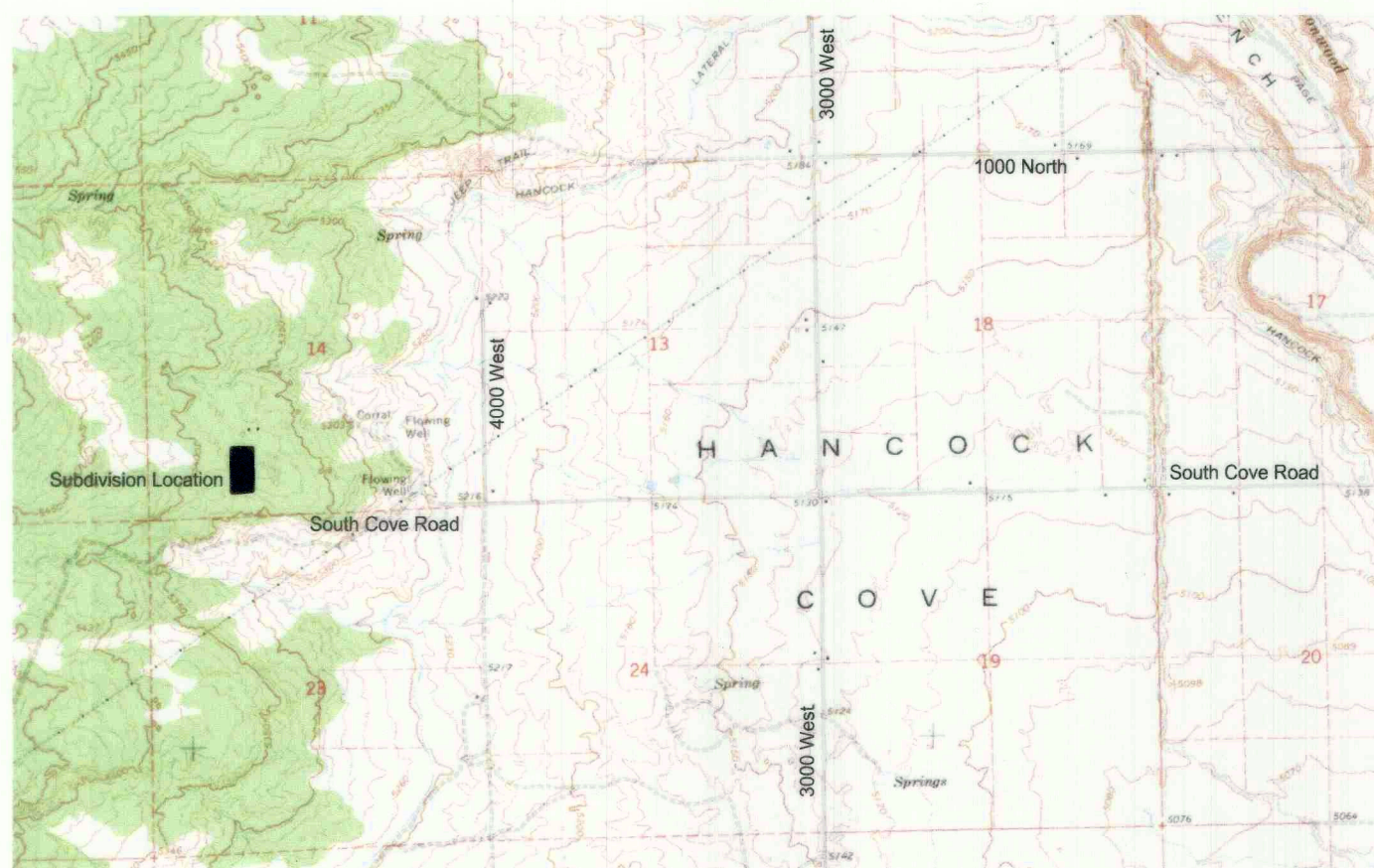
## ACCESS ROAD & PIPELINE EASEMENT

DESCRIPTION FROM A EASEMENT FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 486571, PAGES 1 - 4.

BEGINNING AT A POINT LOCATED S84°47'18"W ALONG THE SOUTH LINE OF SECTION 14, T. 2 S., R. 2 W., U.S.B. & M., 1008.51 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE S84°47'18"W ALONG THE SOUTH LINE OF SAID SECTION 14, 91.72 FEET; THENCE N20°23'57"E 88.81 FEET; THENCE N00°17'47"W 241.01 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE N85°05'54"E ALONG SAID NORTH LINE, 60.19 FEET; THENCE S00°17'47"E 321.06 FEET TO THE POINT OF BEGINNING.  
BASIS OF BEARING IS N89°25'51"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 14.  
PERMANENT EASEMENT CONTAINS 0.471 ACRE.

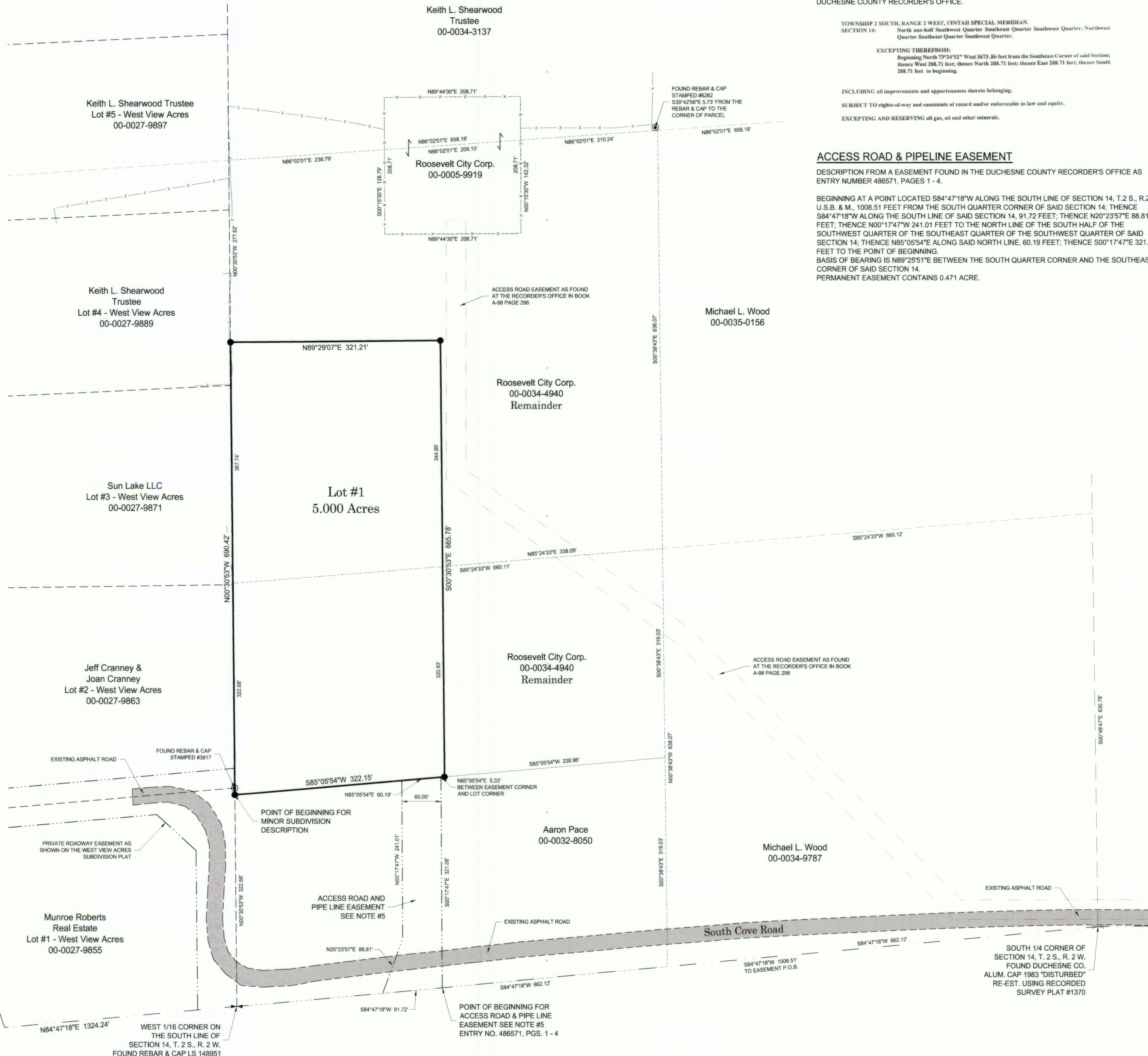
## SECTION BREAKDOWN

SOUTHWEST QUARTER OF SECTION 14,  
T. 2 S., R. 2 W., U.S.B. & M.  
NOT TO SCALE



## VICINITY MAP

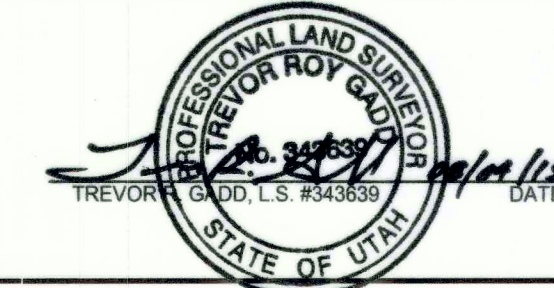
DUCHESNE COUNTY WATER CONSERVANCY DISTRICT MINOR SUBDIVISION  
NOT TO SCALE



## SURVEYOR'S CERTIFICATE

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



## MINOR SUBDIVISION DESCRIPTION

BEGINNING AT A POINT LOCATED N00°30'53"W ALONG THE 40 ACRE LINE OF SECTION 14, T. 2 S., R. 2 W., U.S.B. & M., 322.88 FEET FROM THE WEST 1/16 CORNER ON THE SOUTH LINE OF SAID SECTION 14, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE N00°30'53"W ALONG SAID 40 ACRE LINE, 690.42 FEET; THENCE N89°29'07"E 321.21 FEET; THENCE S00°30'53"E 665.78 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE S85°05'54"W ALONG SAID SOUTH LINE, 322.15 FEET TO THE POINT OF BEGINNING.  
CONTAINS 5.000 ACRES.

## LOT #1 DESCRIPTION

ALL OF LOT #1 OF THE DUCHESNE COUNTY WATER CONSERVANCY DISTRICT MINOR SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°30'53"W ALONG THE 40 ACRE LINE OF SECTION 14, T. 2 S., R. 2 W., U.S.B. & M., 322.88 FEET FROM THE WEST 1/16 CORNER ON THE SOUTH LINE OF SAID SECTION 14, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE N00°30'53"W ALONG SAID 40 ACRE LINE, 690.42 FEET; THENCE N89°29'07"E 321.21 FEET; THENCE S00°30'53"E 665.78 FEET TO THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE S85°05'54"W ALONG SAID SOUTH LINE, 322.15 FEET TO THE POINT OF BEGINNING.  
CONTAINS 5.000 ACRES.

TOGETHER WITH AN ACCESS ROAD AND PIPELINE EASEMENT RECORDED AS ENTRY NUMBER 486571, PAGES 1 - 4 IN THE DUCHESNE COUNTY RECORDER'S OFFICE.

## OWNER'S CERTIFICATE

ROOSEVELT CITY CORPORATION HEREBY CERTIFIES THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON THE DUCHESNE COUNTY WATER CONSERVANCY DISTRICT MINOR SUBDIVISION.

VAUN RYAN  
ROOSEVELT CITY MAYOR

CAROLYN WILCKEN  
ROOSEVELT CITY RECORDER

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2015.

MICHAEL A. HYDE  
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

## DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2015.

STEPHEN POTTER  
DUCHESNE COUNTY TREASURER

## COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH  
COUNTY OF DUCHESNE } S.S.

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IS DULY RECORDED.

COUNTY RECORDER

FILE NUMBER

PREPARED BY:

**Jones & DeMille Engineering, Inc.**

CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL

- infrastructure professionals -

1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1212-144 FILE NAME: h:\jdp\proj\1212-144\dwg\1212-144 survey tank ros.dwg  
SURVEYED BY: J&D Engineering DRAWN BY: T.W.G. UPDATED: 8/4/2015 PLOTTED: 8/4/2015

**Minor Subdivision for  
Duchesne County  
Water Conservancy District**  
Duchesne County, Utah  
Scale: 1" = 100'

County Surveyor File #3207